



LOCATION MAP





SCALE: 1" = 100'


LEGEND


 STUDY CROSS SECTION

 FIRM CONTOUR

 APPROXIMATE LOCATION OF EFFECTIVE FEMA
100 YEAR FLOOD PLAIN (ZONE A) AS SCALED
FROM FIRM PANEL NO. 48029C0140E

 REVISED EXISTING 100 YEAR FLOOD PLAIN

 PROPOSED 100 YEAR FLOOD PLAIN

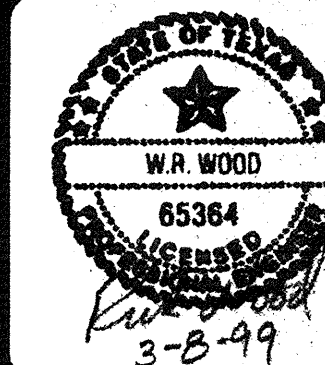
 B.M.

BENCH MARK #GE-123 - EL. 972.80 NGVD,
CHISELED SQUARE ON TOP OF EAST SIDE OF
HEADWALL ON SOUTH SIDE OF EVANS ROAD,
0.4 MILES EAST OF U.S. HWY. 281

**GOLDEN TRACE APARTMENTS
FEMA SUBMITTAL
FLOOD PLAIN EXHIBIT**

JOB NO. 3497-40
DATE MARCH, 1999
DESIGNER KBK
CHECKED JA DRAWN _____
SHEET 3 OF 7

REVISIONS:



PAPE-DAWSON
CIVIL & ENVIRONMENTAL
ENGINEERS

SAN ANTONIO TEXAS 78216

555 E. RAMSEY

210-375-9000

VRP# 01-11-043



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

01 NOV 27 AM 11:06

Permit File: # VRP 01-11-043
Assigned by city staff

Date: 11-27-01

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Earl and Brown, Agent for Denton Communities, Owner
2. Address: 111 Solared Suite 1111, San Antonio Tx
3. Zip: 78205 Telephone # (210) 222-1500
4. Site location or address Encino Park MCB 17600 S. of Evans Rd approx 1000 ft E of US 91
5. Council District 9 ETJ NO Over Edward's Aquifer Recharge ☒ Yes ☐ No

• **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

• Approved Plat

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Others

Type of Permit: FEMA CLOMR Date issued: 4-7-00 Expiration Date: NA

Acreage: 27 acres

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

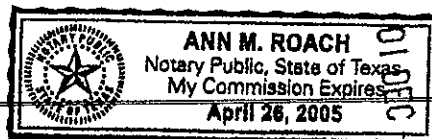
I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: KEN BROWN Signature: [Signature] Date: 11-27-01

Sworn to and subscribed before me by on this 27th day of November 2001, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: April 26, 2005 Ann M Roach

City of San Antonio use



Approved



Disapproved

Review By: [Signature]
Assistant City Attorney

Date: 2-6-02

August 17, 2001

Please note requirement to clear any
new project with TNACC

RETURN: MAPS ARE NOT INCLUDED.
I NEED TO SEE THE MAP REFERENCE
FOR THE JUNE 11, 2001 TNACC LETTER

#01-11-043

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JAN 28 AM 10:41
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 DEC 16 PM 12:27

1614

**EARL & BROWN P.C.
A PROFESSIONAL CORPORATION**111 SOLEDAD, SUITE 1111 210-222-1500
SAN ANTONIO, TX 7820532-61
1110 27053DATE Nov 26, 01

PAY

TO THE

ORDER OF

City of San Antonio\$ 160⁰⁰/₁₀₀One hundred sixty dollars and 00/100

DOLLARS

Security Features
See BackDenton Lewis

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

W. Earl Brown

MP

⑈001614⑈ ⑆111000614⑆ ⑈1566699680⑈

BANK ONEBank One, NA
Dallas, Texas 75201
www.bankone.com

November 26, 2001

Mr. Mike Herrera
Planning Department
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Mr. Steve Arrange
Deputy City Attorney
City of San Antonio
100 S. Flores, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 NOV 27 AM 11:25

Re: Vested Rights Permit Application for 27 Acres Located near the South of Evans
Road Approximately 1000 feet of US Highway 281

Dear Messrs. Herrera & Arrange:

Our firm represents the owner of the above-referenced property who is seeking a Vested Rights Permit from the City of San Antonio.

Please find included herewith, duplicate copies of the following:

1. A completed Vested Rights Permit Application;
2. A Conditional Letter of Map Revision Application (CLOMR) submitted on February 14, 2000;
3. A Conditional Letter of Map Revision (CLOMR) issued on April 7, 2000 by the Federal Emergency Management Agency (FEMA);
4. A copy of the letter of approval for the Water Pollution Abatement Plan (WPAP) issued on June 11, 2001 by the Texas Natural Resource Conservation Commission;
5. A copy of the Floodplain Development Permit Application filed on May 10, 2001; and
6. A check for \$160.00 to cover the administrative fees associated with the processing of this application.

We are requesting that the City of San Antonio acknowledge that this property has vested rights as of the date of submittal of the application for the CLOMR, February 14, 2000. I believe that this request is consistent with my discussions with Mr. Tom Wendorf, Mr. David Beale, and Mr. Steve Arrange at our meeting of November 9, 2001.

Messrs. Herrera & Arronge
November 26, 2001
Page 2

Further, it is my understanding that the project for this property would not be required to comply with the revised Unified Development Code requirements, including those requirements relating to floodplain development. Specifically, this means that the aforementioned Storm Water Development Permit shall be processed under the rules that were in effect as of February 14, 2000.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,
EARL & BROWN, P.C.

By: 

Kenneth W. Brown, AICP

f:4018.009/herrera arronge vested right ltr.doc

Enclosures

cc: Dan Kossl
Tom Wendorf

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 NOV 27 AM 11:25

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
2404369

AMT ENCLOSED

AMOUNT DUE 160.00
INVOICE DATE 11/27/2001
DUE DATE 11/27/2001

50-04-5573
EARL & BROWN P.C.
111 SOLEDAD, STE. 1111
S.A. TX. 78205

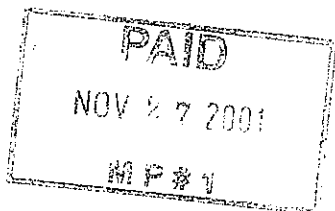
PHONE: (000) 000-0000

VESTED RIGHTS PERMIT
VRP 01-11-043

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
11/27/2001	2404369	50-04-5573	11/27/2001	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	018838-001	DEVELOPMENT RIGHTS	160.00



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	11/26/2001		CK#1614	01-11-043
END	11/26/2001			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	160.00	160.00	160.00

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

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